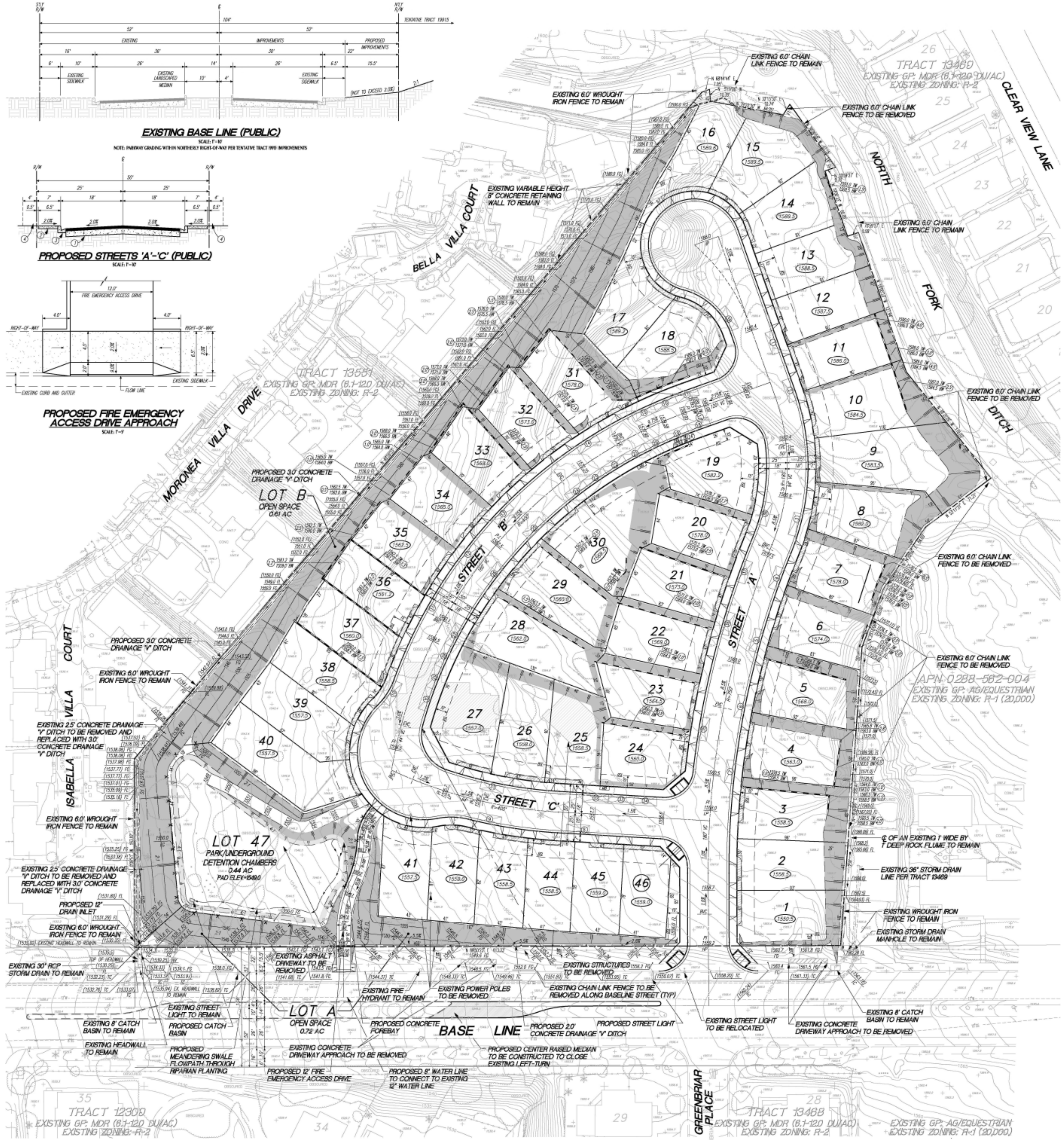

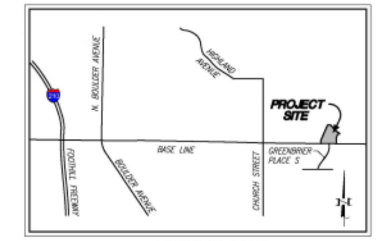

VICINITY MAP

N.T.S.

LEGEND

- EXISTING STREET ELEVATION
- EXISTING GROUND ELEVATION
- EXISTING STORM DRAIN
- EXISTING SEWER SYSTEM
- EXISTING WATER SYSTEM
- PROPOSED CENTERLINE RADIUS
- PROPOSED LOT NUMBER
- PROPOSED HIGHEST LOT NUMBER
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PAD ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHTS
- PROPOSED STREET ELEVATION
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED TRACT BOUNDARY
- PROPOSED 2:1 SLOPE
- PROPOSED 4:1 SLOPE
- PROPOSED SITE SECTIONS
- ℄ OF EXISTING ROCK FLUME
- PROPOSED 3.0' CONCRETE DRAINAGE DITCH
- PROPOSED 3.0' CONCRETE DRAINAGE "V" DITCH

LOT SUMMARY

LOT NO.	LOT WIDTH AT ROW	LOT AREA (SF)	PAD AREA (SF)
1	45	4,399	3,129
2	45	4,091	3,199
3	54	4,867	3,196
4	57	5,020	3,422
5	59	4,885	3,409
6	55	4,369	3,201
7	52	4,324	3,154
8	42	5,217	3,751
9	38	7,359	5,021
10	42	5,132	3,747
11	41	3,973	3,146
12	41	3,704	3,106
13	41	3,761	3,247
14	37	4,032	3,565
15	54	5,103	4,060
16	67	3,925	3,841
17	76	4,081	4,081
18	65	4,934	3,767
19	62	4,479	4,239
20	53	3,977	3,398
21	47	3,946	3,370
22	47	4,166	3,572
23	49	4,037	3,370
24	36	4,088	3,353
25	49	3,977	3,032
26	47	4,118	3,661
27	38	5,082	4,538
28	58	5,462	4,364
29	58	5,014	3,941
30	112	6,705	4,174
31	59	5,180	3,941
32	51	3,920	3,305
33	47	3,879	3,510
34	48	3,698	3,148
35	49	3,779	3,206
36	42	3,578	3,196
37	47	3,990	3,751
38	42	3,791	3,791
39	29	4,183	4,183
40	32	5,372	5,372
41	44	3,460	3,460
42	42	3,398	3,398
43	43	3,381	3,381
44	41	3,109	3,109
45	43	3,329	3,329
46	31	3,179	3,179

GENERAL INFORMATION

1. EXISTING LAND USE: SINGLE-FAMILY RESIDENCE
2. EXISTING ZONING: R-2
3. EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (6.1 TO 12.0 DU / AC)
4. PROPOSED LAND USE: SINGLE-FAMILY DETACHED RESIDENTIAL
5. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
6. PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (6.1 TO 12.0 DU/AC)
7. ADJACENT LAND USES: NORTH: VACANT / SINGLE-FAMILY RESIDENTIAL
   SOUTH: SINGLE-FAMILY RESIDENTIAL
   EAST: VACANT / SINGLE-FAMILY RESIDENCE
   WEST: MULTI-FAMILY RESIDENTIAL
8. PARK REQUIREMENTS TO BE MET BY PARK IN LIEU FEES AND A PROPOSED PARK LOT 47.
9. SCHOOL DISTRICTS: ELEMENTARY: REDLANDS UNIFIED SCHOOL DISTRICT
   INTERMEDIATE SCHOOL: SAN BERNARDINO UNIFIED SCHOOL DISTRICT
   HIGH SCHOOL: SAN BERNARDINO UNIFIED SCHOOL DISTRICT
10. PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED PLUS OR MINUS 2 FEET.
11. TENTATIVE TRACT 19915 IS NOT WITHIN AN ADOPTED SPECIFIC PLAN.
12. ALL SLOPES SHALL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE NOTED.
13. ESTIMATED EARTHWORK QUANTITIES:
    ADJUSTED CUT: 63,695 C.Y. NET IMPORT: 1,431 C.Y.
    ADJUSTED FILL: 65,126 C.Y.
    EARTHWORK QUANTITIES TO BALANCE ON-SITE.
14. THE PRELIMINARY GEOTECHNICAL/SOILS INVESTIGATION REPORT WAS PREPARED BY PETRA GEOTECHNICAL, DATED 4-15-14.
15. THERE IS AN EXISTING HABITABLE STRUCTURE WITHIN TENTATIVE TRACT 19915 BOUNDARY TO BE REMOVED.
16. ALL PROPOSED STREETS WITHIN TENTATIVE TRACT 19915 ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF HIGHLAND.
17. THERE ARE NO EXISTING WELLS WITHIN THE TENTATIVE TRACT MAP 19915.
18. THE FEMA FLOOD ZONE FOR TTM 19915 IS ZONE 'X' PER MAP NO. 06071C8704H REVISED 8/28/08. ZONE 'X' DENOTES AN AREA OF MINIMAL FLOOD HAZARD USUALLY DEPICTED ON FIRMS ABOVE THE 500 YEAR FLOOD.
19. TENTATIVE TRACT MAP 19915 INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF LAND BEING SUBDIVIDED.
20. TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ CORPORATION ON 12/20/13.
21. THERE ARE NO PROPOSED OPEN STORM DRAIN CHANNELS WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
22. TENTATIVE TRACT MAP 19915 IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARDS.
23. TENTATIVE TRACT MAP 19915 IS NOT A GATED COMMUNITY.
24. FINAL DESIGN SHALL COMPLY WITH N.P.D.E.S. REQUIREMENT AS REQUIRED BY N.P.D.E.S. SUPPLEMENT 'A'.
25. ALL PROPOSED OPEN SPACE LOTS 'A' AND 'B' ARE PRIVATE AND WILL BE MAINTAINED BY AN APPROVED HOA.
26. ALL RESIDENTIAL LOTS SHALL MAINTAIN A 1% MINIMUM GRADE FROM THE REAR OF THE LOT TO THE STREET.
27. TENTATIVE TRACT MAP 19915 IS WITHIN A SANTA ANA WATERSHED.
28. FIRE PROTECTION SERVICES WILL BE PROVIDED BY THE CITY OF HIGHLAND.
29. HANDICAP RAMPS SHALL BE CONSTRUCTED PER CITY OF HIGHLAND STANDARD AT ALL PROPOSED STREET INTERSECTIONS.
30. ALL STORM WATER DISCHARGE FROM THIS TENTATIVE TRACT MAP AREA SHALL BE TREATED BY PERMANENT, ON-SITE TREATMENT CONTROL BMPS FOR TRASH AND DEBRIS OF OFF-SITE AND ONSITE PRIOR TO DISCHARGE TO ANY DOWNSTREAM REGIONAL STORM WATER TREATMENT FACILITY.
31. ALL ON-SITE STORM DRAIN FACILITIES SIZE AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL HYDRAULIC CALCULATIONS ACCEPTED BY THE CITY OF HIGHLAND.
32. APPROXIMATE LENGTHS OF PROPOSED PUBLIC STREETS:
    - STREET 'A' = 690 LF
    - STREET 'B' = 305 LF
    - STREET 'C' = 289 LF
33. LOT 47, PARK/UNDERGROUND CHAMBERS, SHALL BE OWNED AND MAINTAINED BY AN APPROVED H.O.A.

CONSTRUCTION NOTES

1. CONSTRUCT A.C. PAVING OVER AB BASE PER S.B.C.T.D. STANDARD 104 A
2. CONSTRUCT CONCRETE SIDEWALK PER S.B.C.T.D. STANDARD 109, TYPE 'C'
3. CONSTRUCT 6" CONCRETE CURB AND GUTTER PER S.B.C.T.D. STANDARD 116
4. PROPOSED 4' SIDEWALK EASEMENT

UTILITIES

WATER
EAST VALLEY WATER DISTRICT
31111 GREENSPOT ROAD
HIGHLAND, CA 92346
(909) 373-6802

TELEPHONE
A.T. & T.
3075 ADAMS STREET ROOM 120
RIVERSIDE, CA 92504
(909) 359-2500

SEWER
EAST VALLEY WATER DISTRICT
31111 GREENSPOT ROAD
HIGHLAND, CA 92346
(909) 373-6802

CABLE
TIME WARNER
1078 EAST HOSPITALITY LANE
SAN BERNARDINO, CA 92408
(888) 892-2253

ELECTRIC
SOUTHERN CALIFORNIA EDISON
287 TENNESEE AVENUE
REDLANDS, CA 92373
(909) 793-2159

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374
(760) 241-9321

SOLID WASTE
BURRTEC WASTE INDUSTRIES, INC. /
CAL DISPOSAL COMPANY, INC.

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3. CONSTRUCT 6" CONCRETE CURB AND GUTTER PER S.B.C.T.D. STANDARD 116
4. PROPOSED 4' SIDEWALK EASEMENT

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 AND OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BASIC OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BASELINE BEING N 89°30'49" E PER PARCEL MAP NO. 13959 FILED IN BOOK 155, PAGES 89-90, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, ROTATED AS SHOWN HEREON.

BENCHMARK

FOUND 1 1/2" BRASS CAP IN S'LY END OF CATCH BASIN AT NORTHEAST CORNER OF GREENSPOT ROAD AND CHURCH STREET. ELEVATION: 1527.369

ASSESSORS PARCEL NUMBERS

0288-562-03

LOT AREA SUMMARY

NUMBER OF RESIDENTIAL LOTS:	46
MINIMUM LOT AREA:	3109 S.F.
MAXIMUM LOT AREA:	7359 S.F.
AVERAGE LOT AREA:	4331 S.F.
MINIMUM PAD AREA:	3032 S.F.
AVERAGE PAD AREA:	3620 S.F.
PARK / UNDERGROUND DETENTION CHAMBERS: (LOT 47)	0.44 AC.
OPEN SPACE LOTS: (X-'B')	1.33 AC.
GROSS ACREAGE:	7.66 AC.
NET ACREAGE:	7.22 AC.
GROSS DENSITY:	6.00 DU/AC.
NET DENSITY:	6.37 DU/AC.

NET DENSITY IS GROSS DENSITY MINUS LOT 47 (PARK/UNDERGROUND DETENTION CHAMBERS).

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-46	SINGLE-FAMILY RESIDENTIAL	4.57	59.7
47	PARK SITE / UNDERGROUND DETENTION CHAMBERS	0.44	5.7
'A'-'B'	OPEN SPACE	1.33	17.4
	LOCAL STREETS 'A'-'C'	1.32	17.2
GROSS ACREAGE		7.66 AC	100.0%

APPLICANT / DEVELOPER

MASTERCRAFT RESIDENTIAL
20201 SW BIRCH STREET SUITE 100
NEWPORT BEACH, CA. 92660
(949) 252-1222
CONTACT: RAYMOND DORAME

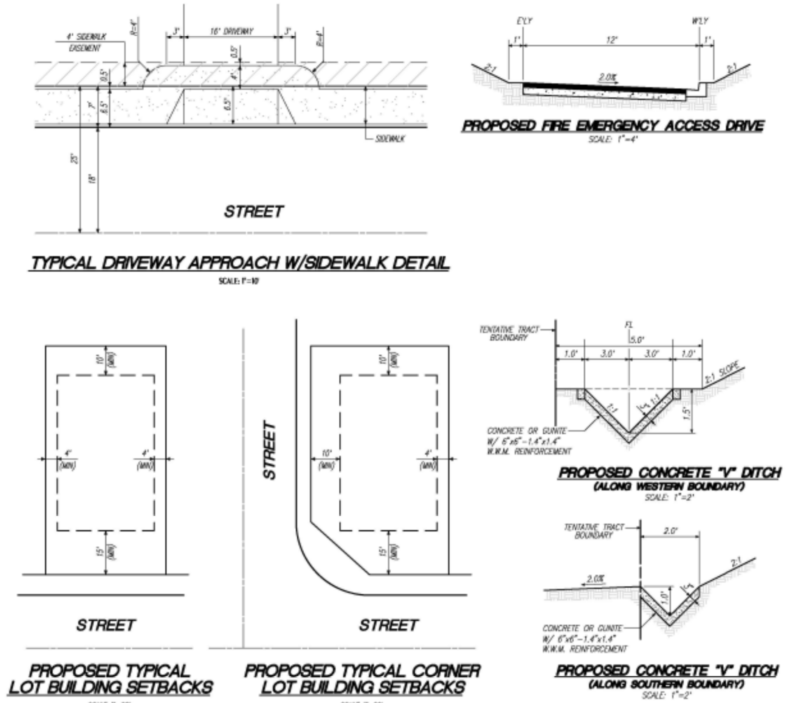
OWNER

29300 BASELINE PARTNERS, L.L.C.
20201 SW BIRCH STREET SUITE 100
NEWPORT BEACH, CA. 92660
(949) 252-1222
CONTACT: RAYMOND DORAME

TENTATIVE TRACT NO. 19915

NUMBER OF LOTS:	TOTAL	49
	SINGLE-FAMILY RESIDENTIAL LOTS	46
	PARK / UNDERGROUND DETENTION CHAMBERS	1
	OPEN SPACE LOTS	2

GROSS ACREAGE: 7.66 ACRES
CONTOUR INTERVAL: 1 FOOT
SCALE: 1"=30'
DATE: NOVEMBER 3, 2014
DATE REVISED: OCTOBER 12, 2015



PREPARED FOR:

MasterCraft Residential

PREPARED BY:

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PLANNERS ENGINEERS SURVEYORS

NORTH

0 15 30 60 120

REGISTERED PROFESSIONAL ENGINEER
STANLEY C. MORSE
No. 20596
Exp. 9-30-17
CIVIL
STATE OF CALIFORNIA

STANLEY C. MORSE RCE 20596 DATE

TENTATIVE TRACT NO. 19915
TENTATIVE TRACT MAP

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 1

P:\79807\PRELIM\TENT.dwg 11/03/15